

Public Notice

U.S. Army Corps of Engineers, Norfolk District

July 19, 2005

CENAO-TS-REG
05-V1327

FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

APPLICANT

Oakbridge Corporation
1475 Oak Bridge Court
Powhatan, Virginia 23139
ATTN: Mr. Mark Sowers

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is approximately 1,196 acres and is located within the Dry Creek watershed, a tributary to the James River. The project is located south of Hull Street Road, west of Winterpock Road, and north of Beach Road in Chesterfield County, Virginia.

PROPOSED WORK AND PURPOSE: The applicant proposes to construct a mixed-use development, to be known as “Harper’s Mills-Phase II”, that will include approximately 2,055 single family residences, office and commercial facilities, recreational areas, two minor urban arterial roads, and other associated infrastructure. As proposed, the project will permanently impact 0.89 acre of palustrine forested wetland (PFO) and 1,912 linear feet of stream channel, permanently convert 0.58 acre of PFO to palustrine emergent wetland (PEM), and temporarily impact 935 linear feet of stream channel. To mitigate for the permanent PFO impacts, the applicant proposes the on-site preservation of the remaining 33.84 acres of non-impacted PFO with associated upland buffers. No compensatory mitigation is proposed for the 0.58 acre permanent conversion of PFO to PEM. To mitigate for the permanent stream channel impact, the applicant proposes the on-site preservation of the remaining 40,101 linear feet of stream channel with associated upland buffer.

On April 4, 2005, the permanent conversion of 0.01 acre of palustrine forested wetland to palustrine emergent wetland and temporary impacts to 105 linear feet of stream channel for the proposed construction of “Harper’s Mill-Phase I” were authorized (#05-R0067).

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed

activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied pursuant to Section 404(b)(1) of the Clean Water Act.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) no known historical resources listed or eligible for listing in the National Register of Historic Resources will be affected. Additional information might change any of these findings. For compliance with the Coastal Zone Management Act of 1972, as amended, the applicant must certify that federally licensed or permitted activities affecting Virginia's coastal zone (Tidewater) will be conducted in a manner consistent with the Virginia Coastal Resources Management Program (VCP). For more information or to obtain a list of the enforceable programs of the VCP, contact the Department of Environmental Quality, Office of Environmental Impact Review at (804) 698-4330 or e-mail: elirons@deq.virginia.gov.

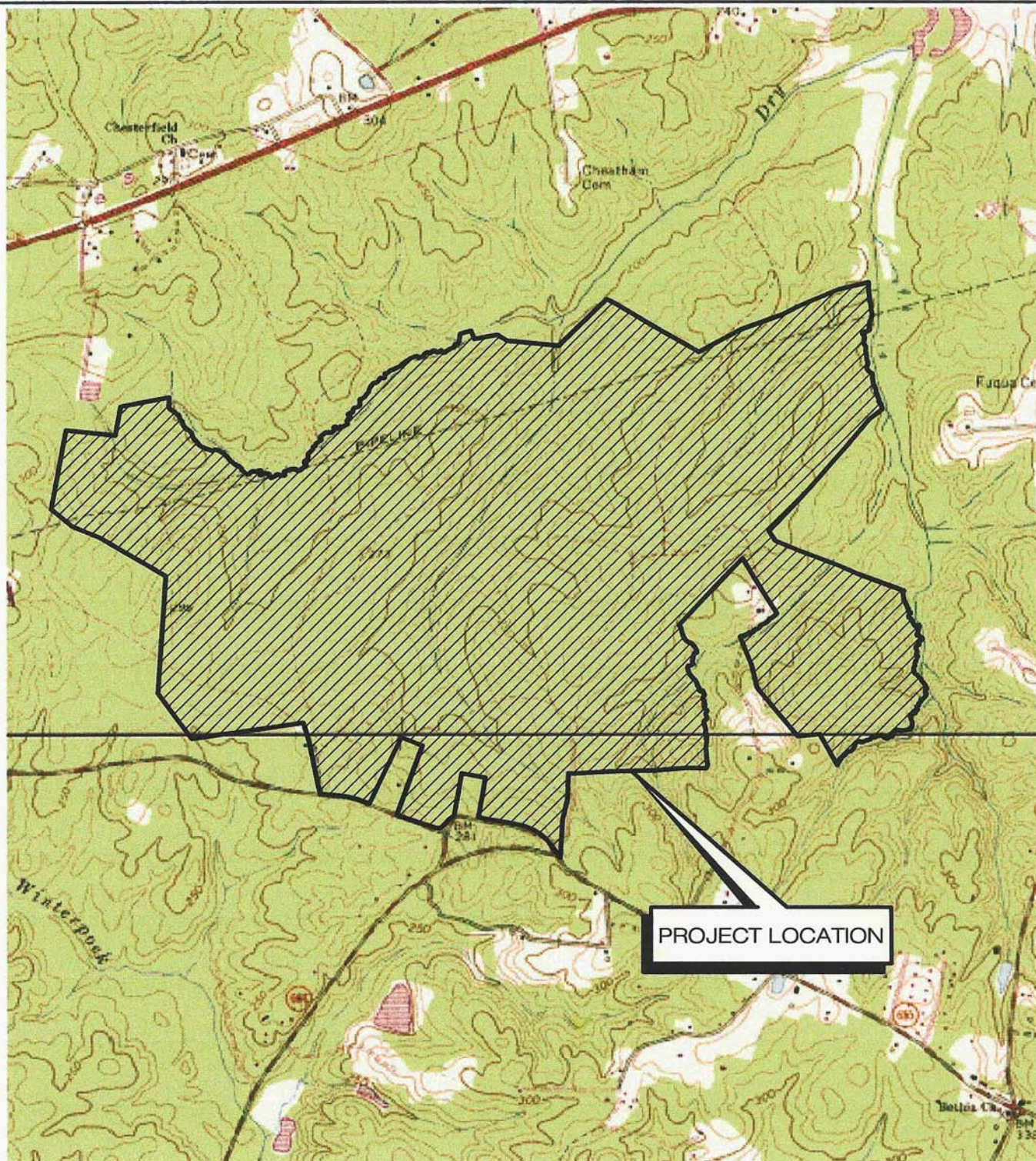
COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers, Richmond Field Office, (ATTN: CENAO-TS-G), 9100 Arboretum Parkway, Suite 235, Richmond, Virginia 23236, and should be received by the close of business **on August 18, 2005**.

If you have any questions about this project or the permit process, please call: Ms. Jeanne C. Richardson at (804) 323-3783 or email at jeanne.c.richardson@usace.army.mil

FOR THE DISTRICT ENGINEER:

Lynette R. Rhodes
Chief, Southern Virginia Regulatory Section

Attachment: Drawings, USGS Map



SCALE: 1 INCH = 2000 FEET



LATITUDE: 37°23'01.2"
LONGITUDE: 77°41'54.1"

SOURCE: USGS 7.5 MINUTE SERIES TOPOGRAPHIC MAP,
HALLSBORO, VA QUADRANGLE, 1963
(REVISED 1987)









**WILLIAMSBURG
ENVIRONMENTAL
GROUP, INC.**

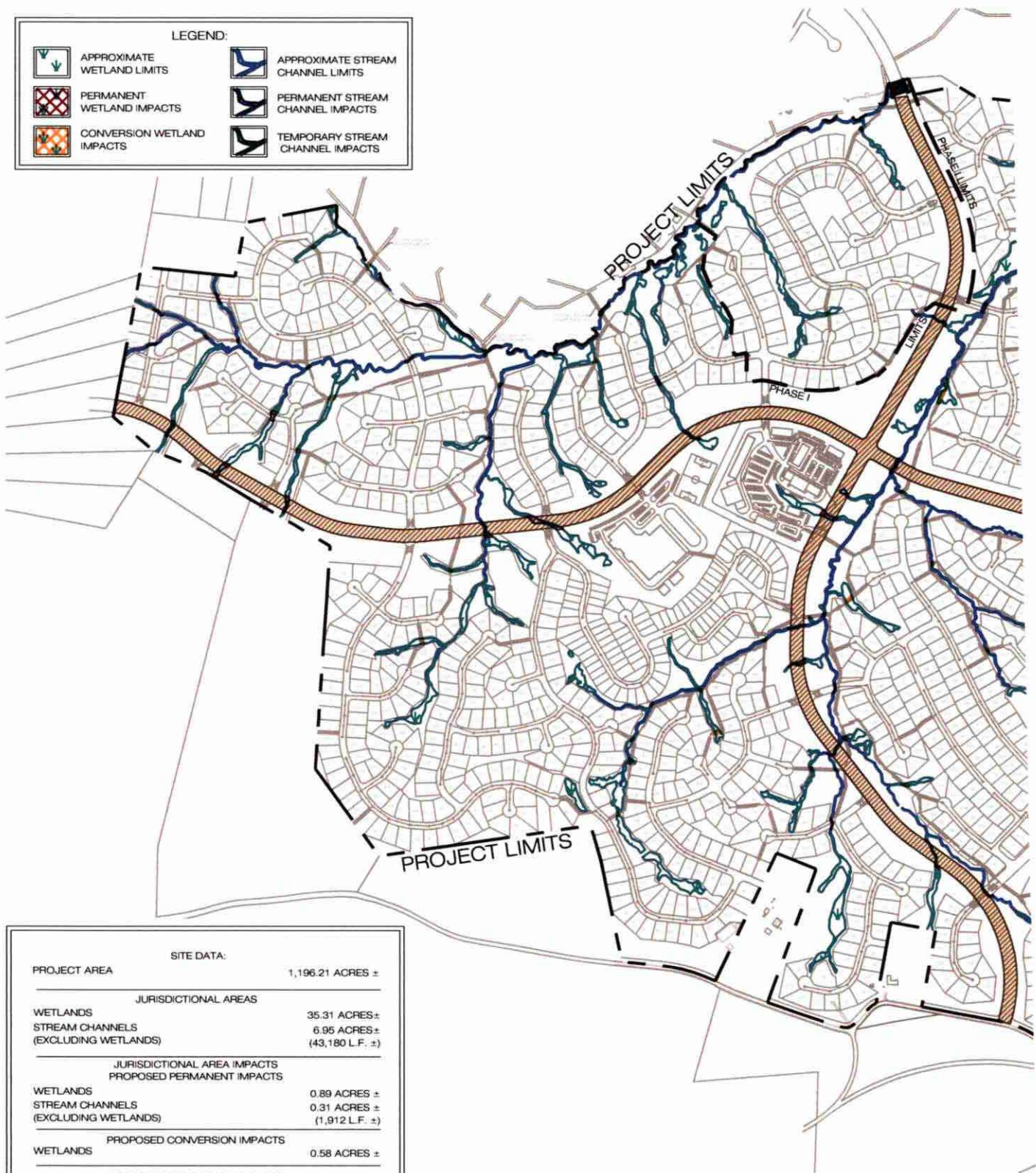
**FIGURE 1-2
PROJECT LOCATION MAP
HARPER'S MILL**

CHESTERFIELD CO., VA.

APRIL 2005

LEGEND:

	APPROXIMATE WETLAND LIMITS		APPROXIMATE STREAM CHANNEL LIMITS
	PERMANENT WETLAND IMPACTS		PERMANENT STREAM CHANNEL IMPACTS
	CONVERSION WETLAND IMPACTS		TEMPORARY STREAM CHANNEL IMPACTS



MATCH TO SHEET 2

SITE DATA:	
PROJECT AREA	1,196.21 ACRES ±
JURISDICTIONAL AREAS	
WETLANDS	35.31 ACRES ±
STREAM CHANNELS (EXCLUDING WETLANDS)	6.95 ACRES ± (43,180 L.F. ±)
JURISDICTIONAL AREA IMPACTS	
PROPOSED PERMANENT IMPACTS	
WETLANDS	0.89 ACRES ±
STREAM CHANNELS (EXCLUDING WETLANDS)	0.31 ACRES ± (1,912 L.F. ±)
PROPOSED CONVERSION IMPACTS	
WETLANDS	0.58 ACRES ±
PROPOSED TEMPORARY IMPACTS	
STREAM CHANNELS (EXCLUDING WETLANDS)	0.12 ACRES ± (935 L.F. ±)



DATE: JUNE 24, 2005

JOB NUMBER: 1989

SCALE: 1 INCH = 1000 FEET

SOURCE: BASE MAP PROVIDED BY JORDAN CONSULTING ENGINEERS

JURISDICTIONAL AREA IMPACT MAP

HARPER'S MILL - SHEET 1 OF 2

CHESTERFIELD COUNTY, VIRGINIA



3000 Easter Circle
Williamsburg, Virginia 23198
(757) 220-6900

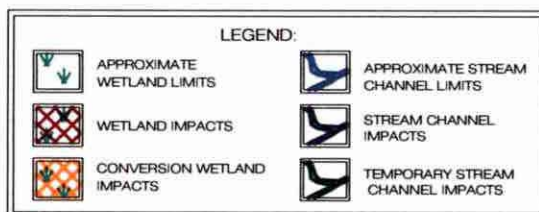
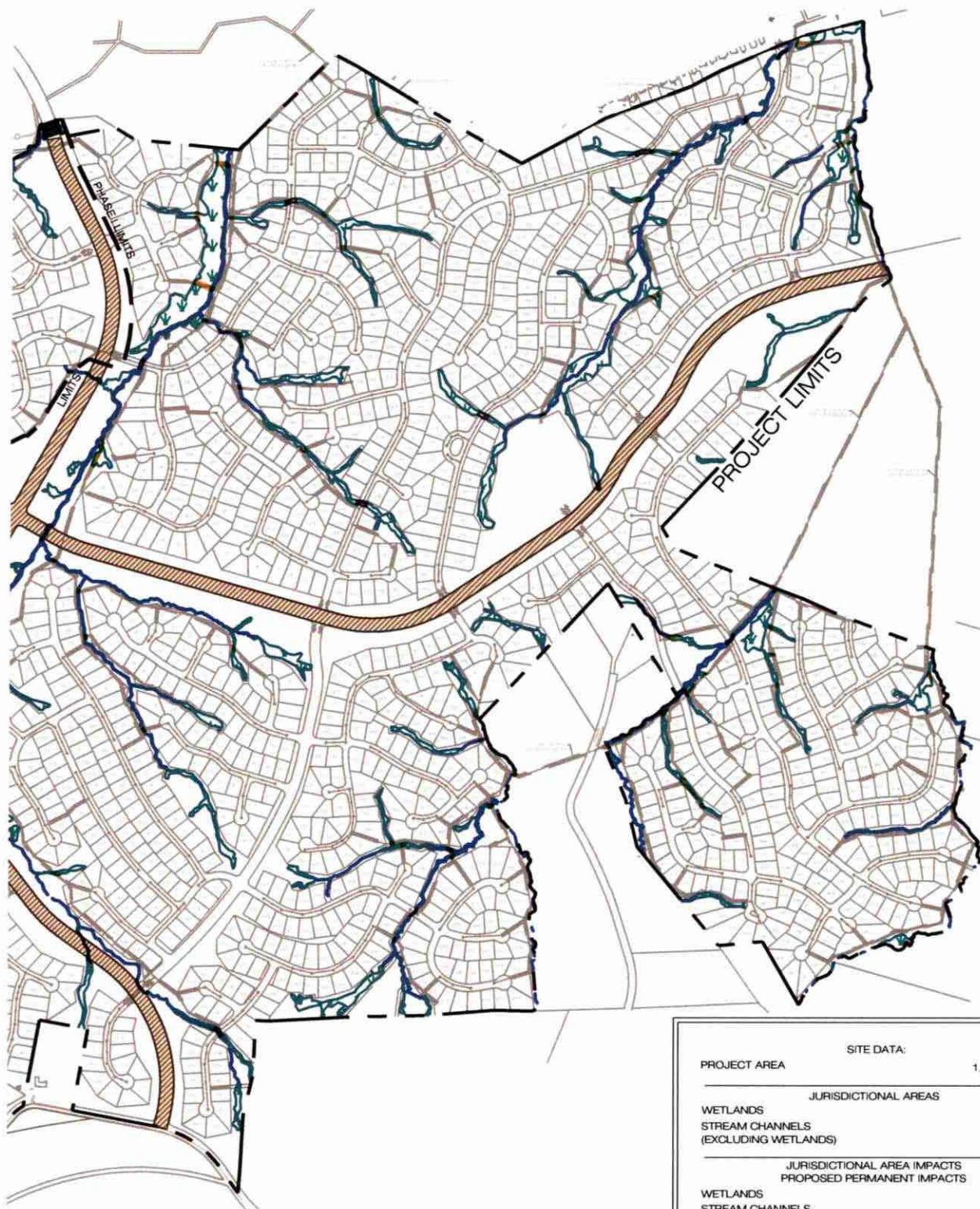
7401 Boulevard Springs Drive
Suite 205
Richmond, Virginia 23225
(804) 267-3474

13521 Park Center Road
Suite 100
Henriksen, Virginia 20171
(703) 457-3048

4500 Park Road
Suite 205
Fredericksburg, Virginia 22407
(540) 795-9544

Environmental Consultants

MATCH TO SHEET 1



SITE DATA:	
PROJECT AREA	1,196.21 ACRES ±
JURISDICTIONAL AREAS	
WETLANDS	35.31 ACRES ±
STREAM CHANNELS (EXCLUDING WETLANDS)	6.95 ACRES ± (43,180 L.F. ±)
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PROPOSED PERMANENT IMPACTS	
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JURISDICTIONAL AREA IMPACT MAP
HARPER'S MILL - SHEET 2 OF 2
CHESTERFIELD COUNTY, VIRGINIA

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 WILLIAMSBURG ENVIRONMENTAL GROUP, INC.
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